

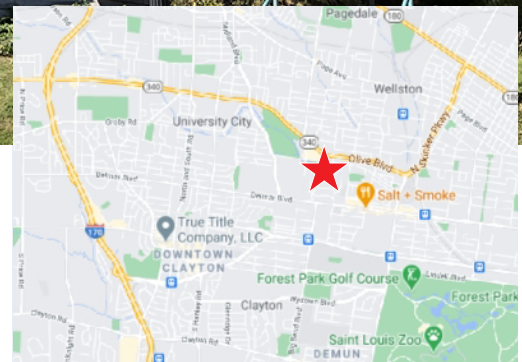
CREATIVE OFFICE BUILDING FOR SALE / LEASE

6900 DELMAR BLVD. ST. LOUIS, MO 63130



PROPERTY HIGHLIGHTS:

- Unique owner user opportunity
- 13,412 SF building for sale
- 4,480 - 13,412 SF available for lease
- .54 acre site
- Located at the entrance of the Delmar Loop
- Part of the University City Historic District
- Built in 1924
- Parking lot in rear of building with 16 parking spaces
- Within walking distance of dozens of shops and restaurants
- AT&T fiber connection
- Zoned: PA
- 2024 Property Taxes: \$44,170.42
- **SALE PRICE:** ~~\$1,999,999~~ **\$1,795,000**
- **LEASE RATE:** Contact Broker for Pricing



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